



## AGENDA

Site Development Review Committee

Tuesday – March 29, 2022

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### NEW ITEMS:

- 1. Preliminary Plan and Final Plat. PP22-07 & FP22-12. Wall Storage Addition.** Proposed preliminary plan and final plat for a storage facility on 4.04 acres located 615 to 945 feet north of the intersection of North Harvey Mitchell Parkway and Turkey Creek Road, addressed as 1300 Turkey Creek Road.  
CASE CONTACT: Katie Williams (KCS)  
OWNER/APPLICANT/AGENT: New American Dream, LTD/Same as Owner/Colliers Engineering  
SUBDIVISION: Wall Storage Addition
- 2. Preliminary Plan. PP22-08. Miramont Subdivision - Section 19.** Proposed preliminary plan for 14 residential lots on 17.8 acres, adjoining the east side of Copperfield Drive, across from its intersection with Miravista Court.  
CASE CONTACT: Mitchell Cameron (REG)  
OWNER/APPLICANT/AGENT: Adam Development/Same as Owner/McClure & Browne  
SUBDIVISION: Miramont Subdivision – Section 19
- 3. Replat. RP22-08. Mitchell-Lawrence-Cavitt.** Proposed replat for three lots into one new lot on 0.69 acres, adjoining the west corner of Maloney Avenue and Oak Street, addressed as 2710 and 2714 Maloney Avenue.  
CASE CONTACT: Katie Williams (PSE)  
OWNER/APPLICANT/AGENT: Diana L. & Larry J. Walker/Same as Owner/McClure & Browne  
SUBDIVISION: Mitchell-Lawrence-Cavitt
- 4. Replat. RP22-09. Bryan Original Townsite.** Proposed replat for eight lots and adjoining alley into two lots on 0.99 acres, located west of the intersection of South Bryan Avenue and Beck Street, addressed as 801, 803, and 807 South Bryan Avenue and 101 West 33<sup>rd</sup> Street.  
CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: NN Out Properties/Same as Owner/J4 Engineering  
SUBDIVISION: Bryan Original Townsite
- 5. Site Plan. SP22-15. First Baptist Bryan.** Proposed site plan for the installation of a new playground, located south of the intersection of Freedom Boulevard and Cambridge Drive, addressed as 3100 Cambridge Drive.  
CASE CONTACT: Katie Williams (KCS)  
OWNER/APPLICANT/AGENT: First Baptist Bryan/Daniel Webb/Same as Applicant  
SUBDIVISION: First Baptist Bryan

- 6. Site Plan. SP22-16. Sandy Creek Apartments.** Proposed site plan for five new buildings in an existing multifamily housing development, adjoining the northeast side of Sandy Point Road, just north of its intersection with Monterrey Street, addressed as 1828 Sandy Point Road.  
CASE CONTACT: Isabel Martinez (REG)  
OWNER/APPLICANT/AGENT: One Forest Park, LTD/BKV Group/Loucks Civil Engineering & Land Surveyors  
SUBDIVISION: Forest Park
- 7. Site Plan. SP22-17. The Shed.** Proposed site plan for a deck and restaurant seating area with yard, adjoining the southeast corner of West William Joel Bryan Parkway and North Parker Avenue, addressed as 215 West William Joel Bryan Parkway.  
CASE CONTACT: Allison Kay (REG)  
OWNER/APPLICANT/AGENT: Terri & Steve Gustitis/Terri Gustitis & Rich Womack/Rich Womack  
SUBDIVISION: Bryan Original Townsite

**REVISIONS:**

- 8. Final Plat. FP22-07. Cook Crossing Subdivision - Phase 2 (ETJ).** Revised final plat of 10 residential lots on 14.06 acres adjoining the southeast side of Hardy Weedon Road between Dyess Road and State Highway 30.  
CASE CONTACT: Allison Kay (PSE)  
OWNER/APPLICANT/AGENT: Cook Crossing/Same as owner/Schultz Engineering  
SUBDIVISION: Cook Crossing – Phase 2
- 9. Final Plat. FP22-08. Cook Crossing Subdivision - Phase 4 (ETJ).** Revised final plat of 10 residential lots on 13.57 adjoining the southeast side of Hardy Weedon Road between Dyess Road and State Highway 30.  
CASE CONTACT: Allison Kay (PSE)  
OWNER/APPLICANT/AGENT: Cook Crossing/Same as owner/Schultz Engineering  
SUBDIVISION: Cook Crossing – Phase 4
- 10. Final Plat. FP22-10. Reliance Ridge Subdivision (ETJ).** Revised final plat of 46 residential lots on 57.17 acres adjoining the south side of Old Reliance Road, between Merka Road and Morgan Road.  
CASE CONTACT: Allison Kay (PSE)  
OWNER/APPLICANT/AGENT: DC Investments Groups, LLC/Levi Douglass/JBS Engineering  
SUBDIVISION: Reliance Ridge
- 11. Preliminary Plan. PP21-10. Reliance Ridge Subdivision (ETJ).** Revised preliminary plan of 46 lots on 57.17 acres out of the Abner Lee Senior Survey, A-32. This site adjoins the south side of Old Reliance Road, between Merka Road and Morgan Road.  
CASE CONTACT: Allison Kay (BMG)  
OWNER/APPLICANT/AGENT: DC Investments Groups, LLC/Levi Douglass/JBS Engineering  
SUBDIVISION: Reliance Ridge
- 12. Master Plan. MP22-02. Rudder Pointe Subdivision.** Revised revision to an existing PD- Planned Development to allow for an extension of the proposed detached residential development along the north side of Old Reliance Road.  
CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: Bord Development /Same as Owner/McClure & Browne  
SUBDIVISION: Rudder Pointe

- 13. Preliminary Plan. PP22-05. Rudder Pointe Subdivision - Phase 5 and 6.** Revised preliminary plan for 104 detached residential lots located east of an extension of Rudder Pointe Parkway, generally located north of Old Reliance Road.
- CASE CONTACT: Allison Kay (KCS)  
 OWNER/APPLICANT/AGENT: Bord Development /Same as Owner/McClure & Browne  
 SUBDIVISION: Rudder Pointe
- 14. Site Plan. SP21-44. Villa Maria Gas Station.** Revised 3,970 square foot convenience store with fuel pumps, adjoining the south side of West Villa Maria Road between Westwood Main and Shirewood Drive, and currently addressed as 1919 West Villa Maria Rd.
- CASE CONTACT: Katie Williams (KCS)  
 OWNER/APPLICANT/AGENT: VM Retail, LLC/Same as Owner/Munish Umatiya  
 SUBDIVISION: Shirewood - Phase 2
- 15. Site Plan. SP21-46. Penner Place.** Revised 2,520 square foot commercial building, adjoining the north side of Briargate Drive between East William Joel Bryan Parkway and Trophy Drive, and currently addressed as 2117 West Briargate Drive.
- CASE CONTACT: Katie Williams (REG)  
 OWNER/APPLICANT/AGENT: William Payne/Same as Owner/Consulting Design Services  
 SUBDIVISION: Penner Place
- 16. Site Plan. SP22-03. Take 5 Oil Change.** Revised site plan for Take 5 Oil Change located at the southern corner of Texas Avenue and SH 21, addressed as 1520 N Texas Avenue.
- CASE CONTACT: Katie Williams (KCS)  
 OWNER/APPLICANT/AGENT: Spinnaker Texas Avenue, LLC/John Linton/Alta Group  
 SUBDIVISION: Stephen F Austin #10
- 17. Site Plan. SP22-04. 3841 Corporate Center Drive.** Revised site plan for two office buildings, both 5,617 square feet in area, located at 3841 Corporate Center Drive, between Sagebriar Drive and Corporate Center Drive.
- CASE CONTACT: Allison Kay (REG)  
 OWNER/APPLICANT/AGENT: Builder 10 Construction/Same as Owner /McClure & Browne  
 SUBDIVISION: Park Hudson - Phase 6
- 18. Site Plan. SP22-05. Grocery Store Parking Lot.** Proposed site plan for pavement improvements at 1520 N Texas Avenue, generally located at corner of Texas Avenue and SH 21.
- CASE CONTACT: Katie Williams (KCS)  
 OWNER/APPLICANT/AGENT: Spinnaker Texas Avenue LLC/Neal Wade/Kimley Horn & Associates  
 SUBDIVISION: Stephen F Austin #10
- 19. Site Plan. SP22-11. Carrabba Terrabon Research Park.** Revised site plan to add two additional temporary offices located on the north side of Mumford Road between FM 2818 and Mumford Road, addressed as 6150 Mumford Road.
- CASE CONTACT: Isabel Martinez (REG)  
 OWNER/APPLICANT/AGENT: ARA WE OPCO, LLC/Amence Development, LLC/Same as Applicant  
 SUBDIVISION: Carrabba Terrabon Research Park

**20. Site Plan. SP22-12. BCS Toyota – Phase 1.** Revised site plan for a new 4,028 square foot building at the existing Toyota dealership location, addressed as 728 N Earl Rudder Freeway.

CASE CONTACT: Mitchell Cameron (REG)  
OWNER/APPLICANT/AGENT: PMG Auto Sales/RME Consulting/Same as Applicant  
SUBDIVISION: WC Davis Addition and (part of) Tom Light Chevrolet

**21. Site Plan. SP22-14. 3850 Sagebriar Drive.** Revised site plan for an 8,750 square foot building located at the bulb of Sagebriar Court, addressed as 3850 Sagebriar Drive.

CASE CONTACT: Allison Kay (REG)  
OWNER/APPLICANT/AGENT: Keypride Properties/Same as owner/McClure & Browne E/S  
SUBDIVISION: Park Hudson Phase 6